

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, January 6th, 2021 at 7:00p.m.
Stillwater County Pavilion
328 5th Avenue N., Columbus, MT

BOARD MEMBERS PRESENT: Carolyn Hutson, Dan Sayer, Bob VanOosten, Gary Enstrom, Steve Arnold; Curtis Jacobs and Ray Karls

BOARD MEMBERS NOT PRESENT: Jerry Edwards, Karen Heyneman

STAFF: Forrest Mandeville, Stephanie Ray, and Christine Baker

OTHERS: Tom Kelly via Phone

I. CALL TO ORDER. Gary Enstrom President of the board called the meeting to order at 7:00 p.m.

A. Public Comments. Nothing at this time

B. Disclosures of Conflicts of Interest and Ex-Parte Communications. Nothing at this time.

II. MINUTES:

A. Minutes: Carolyn noted a misspelling on her name; Gary made a motion to approve the minutes with corrections, Bob seconded; with all in favor, motion passed.

III. NEW BUSINESS:

A. Election of Officers. Stephanie informed the Board that the Clerk & Recorder stated that their terms do not expire until January 31, 2021. Currently, the County Planning Board has 5 members that will need reappointment and 1 vacancy as Karen Heyneman is not seeking reappointment. Gary made a motion to table the election of officers until next the meeting when reappointments have been made, Steve seconded; with all in favor motion passed.

B. Resolution: Could not be addressed at this time without the election of officers and will be tabled until next meeting.

C. Bluebird Minor Subdivision:

1. Staff Report. Tom Kelly North Star Land Services, on behalf of Thomas and Peder Fenalon, has submitted a preliminary plat application and materials for the proposed Bluebird Subdivision. The proposed 2 lot minor subdivision contains 10.72 acres and is located south of Columbus on Shane Creek Road,

approximately 2 miles east of the intersection with Highway 78. The property is legally described as Tract 2A, COS 217824, being in the NW ¼ of Section 9, T 3 S, R 20 E, P.M.M., Stillwater County. There is existing development on the subject property. There are currently two RVs on the proposed Lot 2A1.

Multiple RV units on a single parcel may constitute an RV park, which requires subdivision review. No review for subdivision or DEQ has been submitted or approved for an RV park for this property. The developer reportedly is trying to sell one of the RVs. This review does not contemplate multiple RV units on Lot 2A1, or any lot. The property is accessed via an existing driveway on to Shane Creek Road. An access easement will need to be established prior to filing of the final plat to ensure legal access is provided, as the existing access crosses a neighboring property. (See file in County Planning Office).

2. **Public Comment.** The only public comments received were in writing from a neighboring property owner, Ryley Banks, who indicated that the preliminary plat did not reflect their water line easements extending across the property. It was confirmed that the line does indeed extend across the property and was inadvertently incomplete on the preliminary plat. The Planning Board felt that condition 3 as drafted adequately addressed this concern.
3. **Board Discussion.** Bob questioned about addressing; specifically about how this would be addressed. Forrest explained that the County GIS Department may require a new road name for the access to the subdivision. Addresses off of the new road would need to be obtained. An address request application, road name request form, and fee were submitted with the preliminary plat application, but the applications were out of date and the fee was for an incorrect amount. Tom will coordinate with the GIS Department. Carolyn had a question about why the isolation zone represented a 100 ft buffer and was represented on both lots. Tom explained that there needs to be a 100ft buffer per DEQ regulations from a well and the septic drainfield. In order to obtain that requirement, the SE corner of 2A1 is needed as an easement. Tom informed the board that he is still waiting on the DEQ approval for 2A2. Bob wanted to make sure that waterline easement addressed in Public Comment by property owner Ryley Banks were addressed. Tom stated that the underling plat shows that easement and will be shown on final plat.
4. **Recommendation to the County Commissioners.** Bob made a recommendation to conditionally approve the Bluebird Minor Subdivision; Ray seconded, with all in favor, motion passed.

IV. UNFINISHED BUSINESS:

V. ADJOURN: Carolyn made a motion to adjourn the meeting at 7:38pm. Ray seconded; motion passed.

The next meeting will be on February 3, 2021 at 7:00 p.m. at the Pavilion.

Christine Baker, Planning